



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
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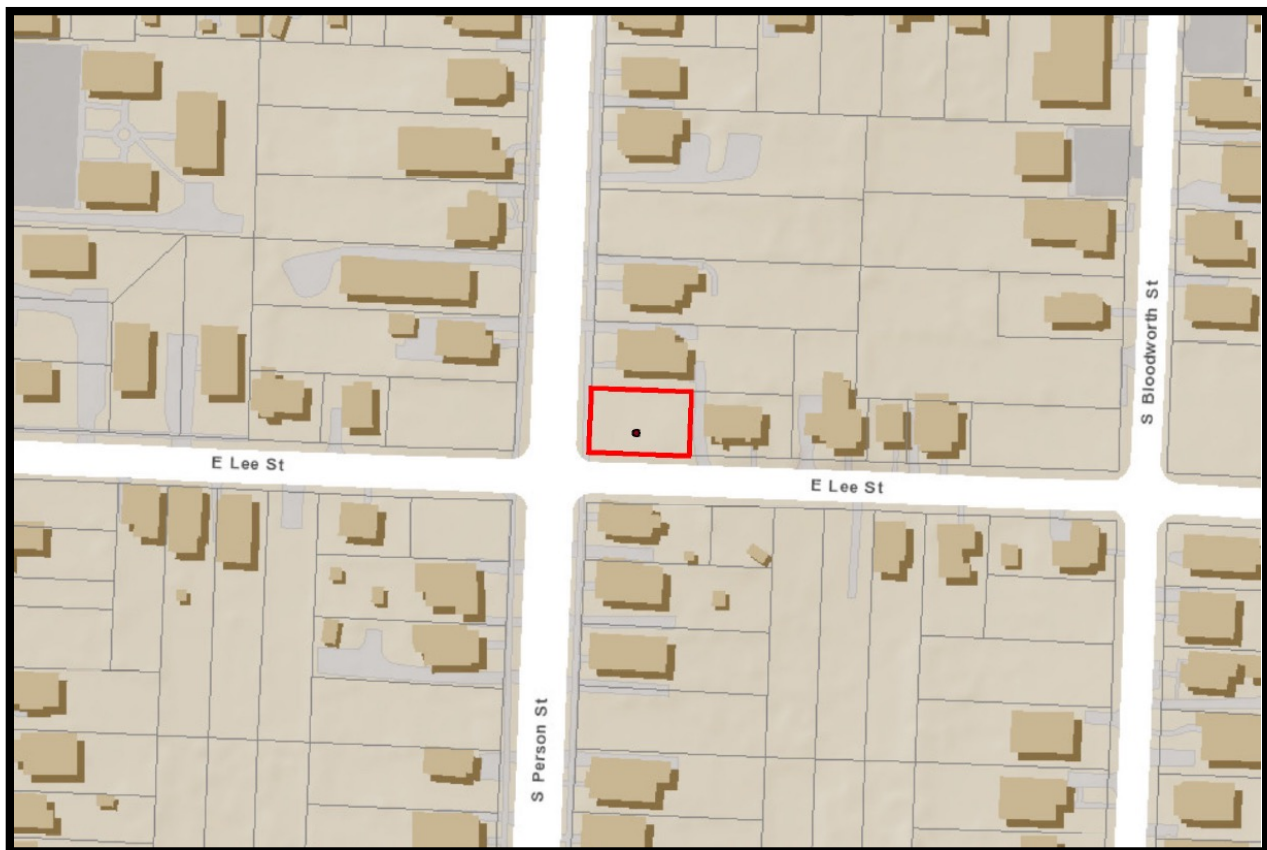
Case File: A-15-17

Property Address: 1017 S. Person Street

Property Owner: Raleigh Restoration Group, LLC

Project Contact: Jason Queen

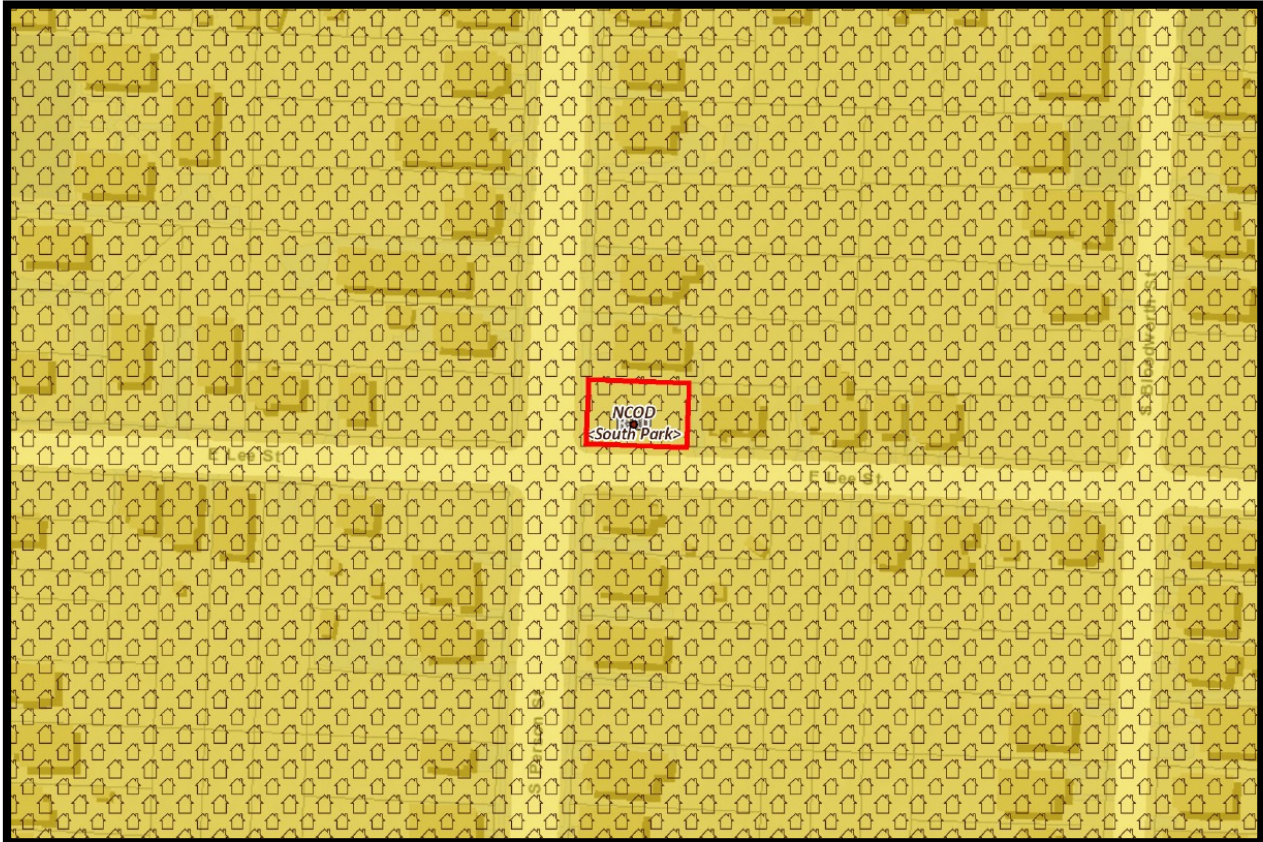
Nature of Case: A request for a 1.45 foot front yard setback variance from the South Park Neighborhood Conservation Overlay District requirements set forth in Section 5.4.3.F.15.e. for South Park to construct a detached house that results in a 10.5 foot front yard setback on a .09 acre property zoned Residential-10 and Neighborhood Conservation Overlay District located at 1017 S. Person Street.



532 E. Lenoir Street – Location Map

To BOA: 1-9-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING**DISTRICTS:** Residential-10 and Neighborhood Conservation Overlay District (South Park)**532 E. Lenoir Street – Zoning Map**

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-10 and Neighborhood Conservation Overlay District (South Park).

**Residential-10:
Lot Dimensions**

| | |
|----------------------------|----------|
| Area (min) | 4,000 SF |
| Width – interior lot (min) | 45 |
| Width – corner lot (min) | 60' |
| Depth - | 60' |

| Yard Type | Minimum Setback |
|------------------|------------------------|
| Primary Street | 10' |
| Side Street | 10' |
| Side | 5' |
| Sum of Sides | 10' |
| Rear | 20' |

Neighborhood Conservation Overlay District (South Park)

- a. Minimum lot size: 3,000 square feet.
- b. Maximum lot size: 8,000 square feet.
- c. Minimum lot width: 40 feet.
- d. Maximum lot width: 80 feet.
- e. Front yard setback: Within 10% of the average front yard setback established by buildings on the same side of the block face of the proposed building, but not less than 8 feet or greater than 30 feet.
- f. Building entrance: The main building entrance shall face the street from which the building is addressed. No upper story entrance shall be visible from an adjacent public street right-of-way.

G.. Maximum building height: 25 feet.

h. Off-street parking: Parking shall be located to the side or rear of the building. With the exception of single-unit living, no parking areas shall be located in front of any principal building. Single-unit living parking shall be regulated according to Article 7.1.